



CITY OF BEAVERTON  
Planning Division  
Community Development Department  
Tel: 503-526-2420  
[www.beavertonoregon.gov](http://www.beavertonoregon.gov)

State law requires the notice below for any land use regulation amendment proposal, large or small, that might affect the uses and permitted development on your property. To be sure that this requirement is met, this notice is being sent to all Beaverton property owners.

**This is to notify you that the City of Beaverton has proposed land use regulations that may affect the permissible uses of your property and other properties.**

## **PUBLIC HEARING NOTICE**

**Hearing Date:** July 31, 2024

**Hearing Body:** Planning Commission

**Project Name:** CODE MAINTENANCE PROJECT  
Development Code Text Amendment

**Case File No.:** LU12024-00403 (TA2024-00402)

**Summary of Application:** The City of Beaverton proposes to amend the Beaverton Development Code to: correct errors and inconsistencies, improve clarity of code language and update the code to comply with new state rules. Proposed amendments will affect all Chapters of the Development Code: Chapter 10 – General Provisions, Chapter 20 – Land Uses, Chapter 30 – Nonconforming Uses, Chapter 40 – Applications, Chapter 50 – Procedures, Chapter 60 – Special Requirements, Chapter 70 Downtown Design District, and Chapter 90- Definitions. The purpose of these code changes is to keep the Code in good working order, not to make policy changes.

**Applicable Location:** Citywide

**Zoning & NAC:** All zoning districts and Neighborhood Association Committees

**Applicable Criteria:** Development Code Section 40.85.15.1.C which can be accessed at: <https://beavertonoregon.gov/464/Development-Code>

**Hearing Time and Place:** 6:30 p.m. July 31, 2024. Public Hearings are being held remotely and can be viewed at the following link:  
<https://www.beavertonoregon.gov/291/Agendas-Minutes>

**Staff Contact:** Elena Sasin, [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov)

## How to Participate:

In writing via email to [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov)

In writing via mail to Elena Sasin at PO Box 4755, Beaverton, OR 97076

Join Zoom webinar conference via phone or computer. Meeting ID and password, as well as the meeting link, can be found at

<https://www.beavertonoregon.gov/291/Agendas-Minutes>. If you do not have the technology to join the meeting virtually to provide testimony, and you wish to do so, please contact planning staff for assistance.

If you wish to provide comments on the proposed amendments, you are encouraged to send them via email to [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov). Written comments, emails or exhibits submitted prior to the hearing must be received no later than **4:30 p.m. July 31, 2024**. To be included in the published staff report, correspondence needs to be received by **July 19, 2024**. All written testimony received prior to the meeting will be provided to Planning Commission prior to their decision. **More information about how to participate is provided later in this document.**

For all written comments submitted to the city, please reference:

- Case File Number: TA2024-00402
- Project Name: Code Maintenance Project
- Mailing Address: Please provide your mailing address if you would like to receive a copy of the decision

The Planning Commission shall conduct a hearing in accordance with adopted rules of procedure and, after the hearing closes, shall make a recommendation on the application to be forwarded to the City Council. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, precludes appeal to the Land Use Board of Appeals on the issue.

The July 31 Planning Commission hearing is a first step. City Council is the final decision-maker for this proposal. A public hearing at City Council is scheduled for September 3. If adopted, the code changes will become effective October 3, 2024.

## ABOUT THE CODE MAINTENANCE PROJECT

The purpose of the Code Maintenance Project is to keep the Beaverton Development Code in good working order so that the land use process effectively and efficiently implements adopted city, regional, and state land use policies and requirements.

As staff review land use applications and answer questions about the Development Code from property owners and developers, errors and problems in the code are encountered. These problems can cause unnecessary delay in reviewing land use applications and can be confusing and add cost to the development process. In addition, lack of clarity in the code makes it difficult to implement adopted city policies.

The proposed amendments will fix problems in the code. They do not make changes to city policy. The amendments cover a variety of topics within the code and will affect every chapter, however, the amendments generally fall into one or more of the following categories:

- **Implementation of Oregon law and administrative rules.** Changes in Oregon law sometimes require the city to change development rules. These amendments are primarily technical and are consistent with Beaverton policy.
- **Code amendments to fix things that don't work.** This category includes changes to regulations that, despite good intentions, are challenging, impractical, or impossible to implement. Proposed amendments make practical changes to improve how existing policies are applied. Adding uses and definitions that are missing also falls under this category.
- **Minor Miscellaneous Changes.** Removing redundant or obsolete code sections and fixing conflicts within the development code or with other regulatory documents. These types of changes will affect every Chapter of the Code.

## How to get more information

Full details on proposed Beaverton Development Code changes proposed in TA2024-00402 can be found on the Beaverton website at <https://www.beavertonoregon.gov/1658/Code-Maintenance-Project>. They can also be accessed at the Beaverton Planning Division, 4th Floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 8:30 a.m. and 4:30 p.m. Monday through Thursday except holidays. For additional information, you may also contact Elena Sasin at 503-526-2494 or [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov).

A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed online at: [www.beavertonoregon.gov/DevelopmentProjects](http://www.beavertonoregon.gov/DevelopmentProjects).

## The purpose of this notice

You are receiving this notice to advise you of a proposed ordinance action. Development Code Section 50.50.3 requires the City to provide written notice of a proposed ordinance action to the affected owners of property within the city for which the proposed ordinance, if adopted, may affect the permissible uses of land. Property owner information is based on

the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation.

Although state law requires the city to include the language that the proposal “may change the value of your property,” this determination is very broad and general. No determination has been or is expected to be made as to the specific effect of the proposed TA2024-00402 development code amendments on the value of your property.

## Accessibility information

This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made de available at any public meeting or program with 72 hours advance notice. To request services, contact Elena Sasin at 711-503-526-2494 or [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov).

### **This document is available in other languages and formats upon request**

Este documento está disponible en otros idiomas y formatos para quien lo solicite

本文档是可用在其他语言和格式

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توفر هذه الوثيقة باللغات وغيرها من الأشكال بناء على طلبها

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